

August 17, 2004 CPC



STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

05PS0111

Mark Sowers
(Genito Exposition Center)

Clover Hill Magisterial District
East line of Genito Place

REQUEST: Schematic plan approval as required by zoning Case 79S142 and also a buffer reduction along Genito Place.

The applicant is requesting a seventy-five (75) foot reduction to a required 100 foot buffer along Genito Place in conjunction with schematic plan approval.

Specific language of zoning Case 79S142 is included in the background section of this report.

RECOMMENDATION

Staff recommends approval of the request with conditions for the following reasons:

1. Genito Place (formerly Coalfield Road) is not a through road so the visual impact of this site will only affect those traveling to facilities on this road and not the broader community.
2. Zoning Case 79S142 gives the Planning Commission the ability to reduce this buffer if certain conditions are met.

CONDITIONS:

1. Based on the submitted schematic plan, the following items are considered as being necessary to the proposed facility.

- A. Emergency fire apparatus access shall be provided around the entire perimeter and adjacent to the building, in accordance with the International Fire Code (1999) edition.
 - B. The proposed second emergency fire apparatus access road, indicated on the schematic plan, shall be required until such time as the property adjacent (south of the proposed exposition center) is developed and a permanent concrete or asphalt roadway from Genito Road to the internal roadway system is provided. Design, construction and maintenance of this second emergency fire apparatus access roadway shall be the responsibility of the developer. (Fire)
- 2. Due to existing drainage problems to the south down through Brandermill, all drainage from this project must be conveyed and discharged to the north. (EE)
 - 3. Provisions must be made on-site for the conveyance of as much drainage as possible through the site from future development on the parcel to the south. (EE)
 - 4. The remaining twenty-five (25) foot buffer along Genito Place shall be exclusive of easements and will use a combination of berms and 1.5 landscape "C" or the existing vegetation shall be preserved with additional plantings of evergreen shrubs and trees to break up views of large expanses of parking and screen the fronts of cars from the public road. Final designs shall be as approved by the Director of Planning. (P)
 - 5. If berms with new landscaping are used along Genito Place, an automatic irrigation system must be installed to provide water to plants.

GENERAL INFORMATION

Associated Public Hearing Cases:

84S020 – Midlothian Development Corp.
79S142 – Midlothian Development Corp.

Developer:

Mark Sowers

Location:

West line of Genito Place approximately 600 feet north of Genito Road, and extending to the west line of Route 288. Tax ID 732-689-Part of 5376 (Sheet 10).

Existing Zoning and Land Use:

I-1 - Vacant

Size:

39.89 acres

Adjacent Zoning and Land Use:

North - I-1 - Genito Mini Storage

East - I-1 - Vacant

West - C-3 & I-1 - Vacant; R-15 - Residential

South - I-1 - Vacant

BACKGROUND

Condition 39 from Zoning Case 79S142:

A 100 foot buffer shall be maintained along Office/Industrial Tract 1002 (subject parcel) with the exception of areas bounded by industrial zoning. No buffer shall be required adjacent to proposed I-288. This buffer may be reduced at the time of schematic approval should the Commission determine that the development will not be detrimental to adjacent properties and an appropriate landscaping/screening plan is submitted and approved.

The applicant has agreed to provide appropriate landscaping in the remaining twenty-five (25) foot buffer along Genito Place. This screening will be accomplished by one (1) of two (2) methods, or a combination of two (2) methods. The strip will be left undisturbed with additional evergreen shrubs and other plants used to supplement the existing vegetation, the strip will be bermed with landscape "C" installed or a combination of the two (2) may be employed as specific conditions require.

Transportation:

The property is currently zoned Light Industrial (I-1) with Conditional Use Planned Development which allows additional land uses. Based on light industrial trip rates, development could generate approximately 1,800 average daily trips (ADT). Based on general office trip rates, development could generate approximately 2,700 ADT. The schematic plan shows development of a 250,000 square foot exposition center. Typical trip generation information is not available for an exposition center. Traffic generated by this development will be initially distributed along Genito Road, which had a 2002 traffic count of 13,376 ADT.

When this property was zoned, Coalfield Road ("Old Coalfield Road") was the major north/south arterial for this area. In constructing Powhite Parkway, Old Coalfield Road was severed resulting in a cul-de-sac street (Genito Place). Condition 47 of Case 79S142

requires the developer to dedicate thirty-five (35) feet of right of way along Old Coalfield Road (Genito Place). Approval of Case 84S020 changed condition 47 by allowing the condition to be modified at time of schematic plan review. The schematic plan shows a proposed dedication of thirty (30) feet of right of way along Genito Place, which is a current Ordinance requirement. Staff agrees to delete the zoning condition, and accept the thirty (30) foot right of way dedication.

The schematic plan for this development also shows direct access from the property to Genito Place. Condition 53 of Case 79S142, which may be modified at the time of schematic plan review, precludes individual commercial accesses to Old Coalfield Road (Genito Place). Because Genito Place is no longer a major road, Staff agrees to modify this condition to permit individual commercial accesses to Genito Place, as generally shown on the schematic plan.

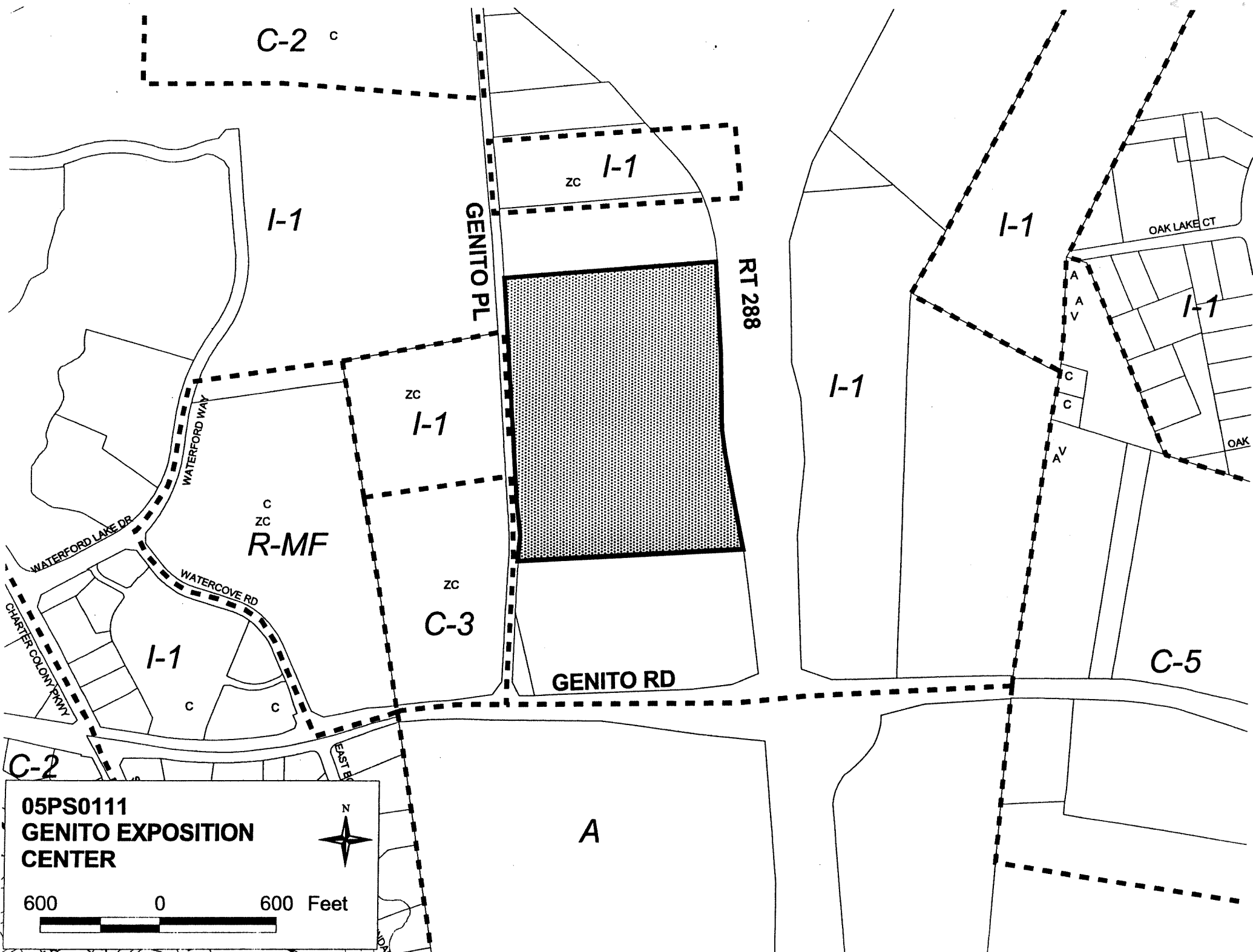
Condition 56 of Case 79S142 requires the developer to construct an additional lane of pavement along Genito Place for the entire property frontage. This additional lane of pavement should extend south to Genito Road.

At time of site plan review, specific recommendations will be made regarding access, internal circulation, and mitigating road improvements.

CONCLUSIONS

Staff believes the schematic plan presented and the options agreed to for landscaping the site are sufficient to meet the requirements for buffer reduction from zoning Case 79S142.

Staff recommends approval of the waiver with the one (1) condition.



C-2^c

zc I-1

I-1

GENITO PL

RT 288

zc I-1

zc
C
R-MF

zc
C-3

GENITO RD

I-1

I-1

OAK LAKE CT

I-1

A
A
V

C
C

A
V

OAK

C-5

C-2

05PS0111
GENITO EXPOSITION
CENTER



600 0 600 Feet



1. SITE ADDRESS: 2601 GENITO PLACE
CHESTERFIELD COUNTY, VIRGINIA

2. OWNER: EXPO INVESTMENTS LLC.
1475 CHAMBRIDGE CT.
POWHEATON, VA 23138
PHONE: (804)-425-8558
FAX: (804)-425-8563
CONTACT: DAVID POSNER

AGENT: BALZER & ASSOC.
501 BRANCHWATER RD.
RICHMOND, VA 23236
PHONE: (804)-794-0571
FAX: (804)-794-2635
CONTACT: SCOTT COLEMAN

3. USE: EXPOSITION CENTER

4. ZONING: I-1

5. TAX PARCEL NO.: 732-689-5376

6. SITE AREA: 39.89 ACRES (GIS)
USE EXCEPTION: SITE/144.8 = 39.89/144.8 = 0.28
OPEN SPACE: DRIVE AISLES + GREEN SPACE = 19.83 ACRES

7. WATER: PUBLIC

8. SEWER: PUBLIC

9. BUILDING AREA/NO. OF STORIES: 250,000 SF / 1 STORY

10. PARKING REQUIRED: 1/250 SF = 2,500 SPACES
20 HC/(14K 1000 SPACES) + 1 HC/(ADDITIONAL 100 SPACES) = 35 HC

11. PARKING PROVIDED: 2504 SPACES(35 HC PROVIDED)

12. SURFACE PARKING AREA LANDSCAPE
REQUIRED: 30 SF OF INTERIOR LANDSCAPE/PARKING SPACE =
2504 SPACES x 30SF/SPACE = 75,120 SF (REQUIRED)
78,518 SF (PROVIDED)

NOTE: WETLANDS SHOWN ARE FROM A PRELIMINARY STUDY DONE BY
BALZER AND ASSOCIATES, INC. THIS LAYOUT MAY ALTER SLIGHTLY
ONCE U.S.C.O.C. HAS CONFIRMED THE ACTUAL DELINEATION.

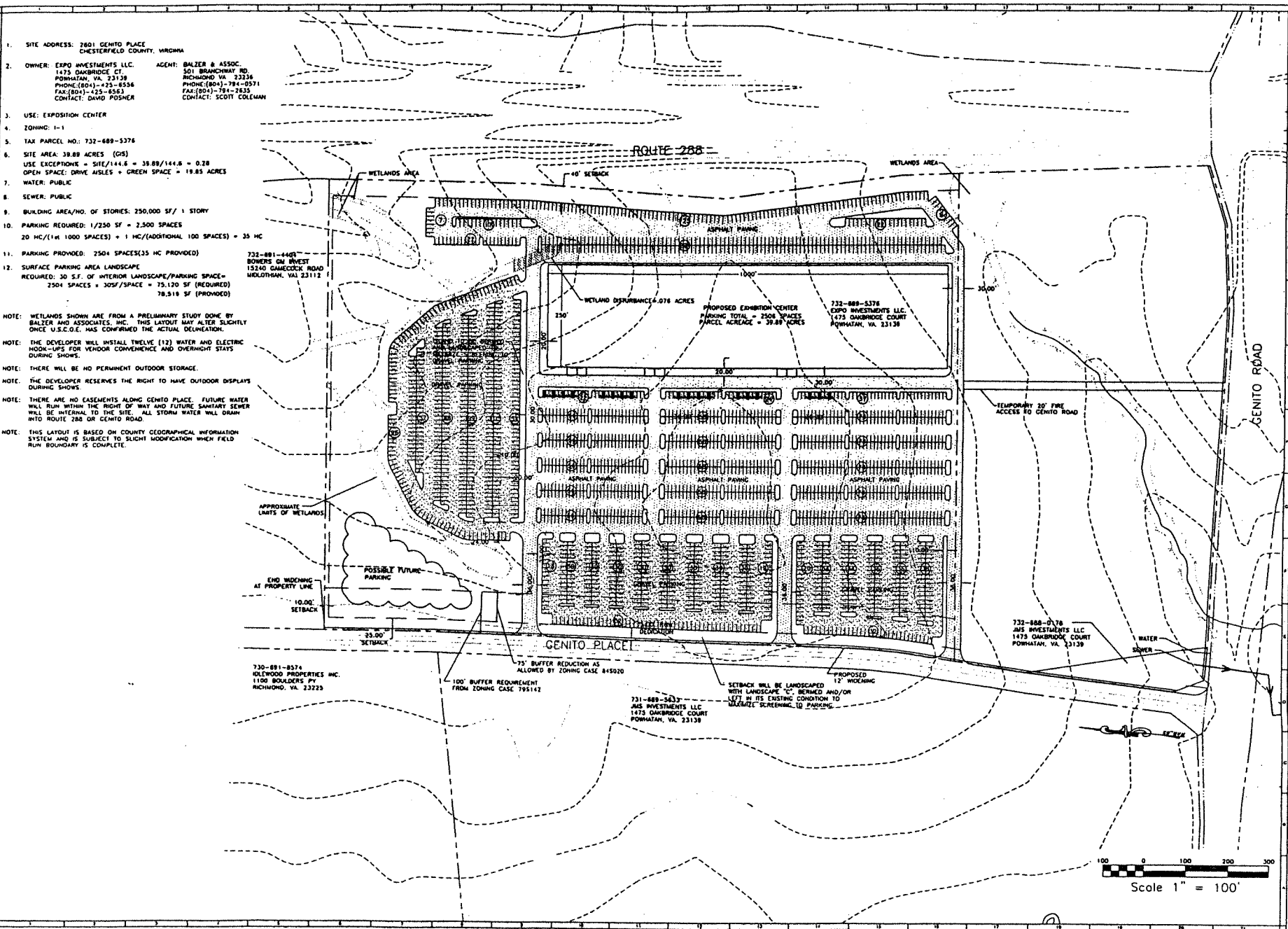
NOTE: THE DEVELOPER WILL INSTALL TWELVE (12) WATER AND ELECTRIC
HOOK-UPS FOR VENDOR CONVENIENCE AND OVERNIGHT STAYS
DURING SHOWS.

NOTE: THERE WILL BE NO PERMANENT OUTDOOR STORAGE.

NOTE: THE DEVELOPER RESERVES THE RIGHT TO HAVE OUTDOOR DISPLAYS
DURING SHOWS.

NOTE: THERE ARE NO EASEMENTS ALONG GENITO PLACE. FUTURE WATER
WILL RUN WITHIN THE RIGHT OF WAY AND FUTURE SANITARY SEWER
WILL BE INTERNAL TO THE SITE. ALL STORM WATER WILL DRAIN
INTO ROUTE 288 OR GENITO ROAD.

NOTE: THIS LAYOUT IS BASED ON COUNTY GEOGRAPHICAL INFORMATION
SYSTEM AND IS SUBJECT TO SLIGHT MODIFICATION WHEN FIELD
RUN BOUNDARY IS COMPLETE.



BALZER & ASSOC.
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PLANNERS • ARCHITECTS
ENGINEERS • SURVEYORS

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GENITO EXPOSITION CENTER
SCHEMATIC
CLOVER HILL DISTRICT
CHESTERFIELD COUNTY, VIRGINIA

DRAWN BY: BPS
DESIGNED BY: BPS
CHECKED BY: STC
DATE: 7-09-04
REVISIONS:
8-04-04

SCALE: 1"=100'

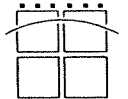
SHEET NO.

S1

JOB NO.

C0400195

05PS0111-1



McAllister + Peltz
Architecture, P.C.
401 Southlake Boulevard
Richmond, Virginia 23236
Telephone: (804) 794 - 7317



• GANTO EXPOSITION BUILDING •

Charlottesville County, Virginia

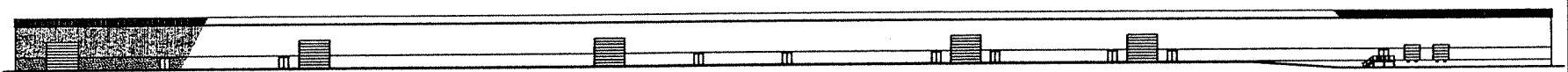
Superstructures, General Contractor, Inc.

DESIGN NOT ISSUED	CHECKED
DESIGNED BY: []	REVIEWED BY: []

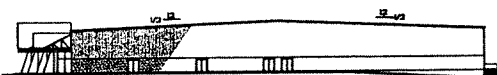
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FRONT ELEVATION
1/8" = 1'-0"



REAR ELEVATION
1/8" = 1'-0"

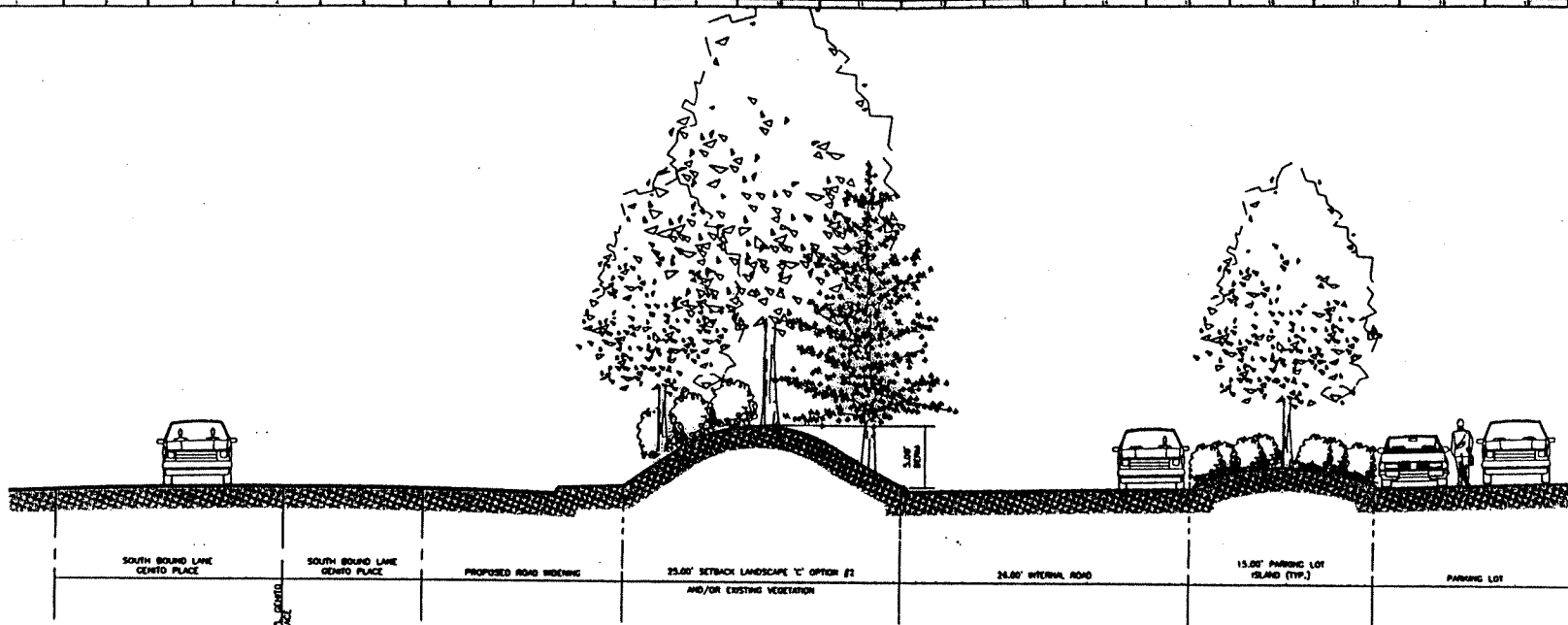


LEFT ELEVATION
1/8" = 1'-0"

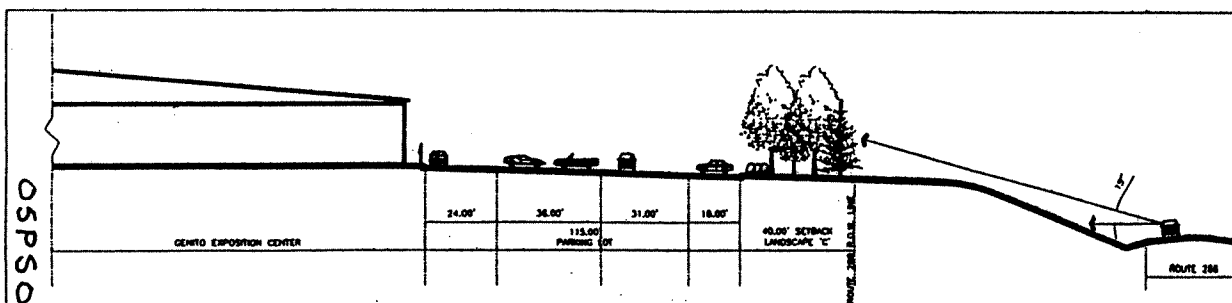


RIGHT ELEVATION
1/8" = 1'-0"

OSPSOIII-2



STAFF RECOMMENDS 3' BERM &
1.5' LANDSCAPE "C" OR PRESERVED
EXISTING VEGETATION



05PS0111-3

Scale 1" = 5'

Scale 1" = 20'



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GENITO EXPOSITION
SCHEMATIC
CLOVER HILL DISTRICT
CHESTERFIELD COUNTY, VIRGINIA

DRAWN BY:
DESIGNED BY:
CHECKED BY:
DATE: 7-09-04
REVISIONS:
8-04-04

SCALE: AS SHOWN

SHEET NO.
S2

JOB NO.
C0400195